



తెలంగాణ రాజ పత్రము
THE TELANGANA GAZETTE
PART - I EXTRAORDINARY
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HYDERABAD, SATURDAY, SEPTEMBER 25, 2021.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT
(Plg.I(1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE COVERED UNDER PROPERTY BEARING NO. 23-06-900 & 23-06-901, SITUATED AT CIRCLE NO. 1, WARD NO. 23, BLOCK NO. 6, SHALIBANDA, HYDERABAD - CONFIRMATION.

[G.O.Ms. No. 159, Municipal Administration & Urban Development (Plg.I (1)), 23rd September, 2021.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Revised Development Plan (Master Plan) for Erstwhile MCH area (HMDA Core Area) vide G.O.Ms.No.363, MA, dt: 21.08.2010, as required by sub-section (1) of the said section.

VARIATION

The property bearing No. 23-06-900 & 23-06-901, situated at Circle No. 1, Ward No. 23, Block No.6, Shalibanda, Hyderabad for an extent of 7000 Sq. Yds. 5852.70 Sq. Mts. (road affected area 342.07 Sq. Mts. with net site area of 5510.63 Sq Mts) which is presently earmarked for Residential use Zone as per the notified Revised Development Plan (Master Plan) for Erstwhile MCH area (HMDA Core Area) vide G.O.Ms.No. 363, MA, dt: 21.08.2010, is now designated as Commercial use zone, **subject to the following conditions:**

- The applicant shall handover the 18 mts. wide Master Plan road affected area to the local body through registered gift deed at free of cost at the time of taking building permission.
- The applicant shall comply the conditions laid down in the GO.Ms.No:168, dt:07.04.2012 and in the G.O.Ms.No. 363, dt: 28.08.2010.
- The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.

- d. The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigations occurs, the CLU orders will be withdrawn without any notice.
- e. If there is any court case is pending in court of law, the applicant/ developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
- f. The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
- g. The CLU orders shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- h. The conversion charges / change of land use charges are not paid within the thirty days, the order of CLU will be withdrawn without any further notice.
- i. The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.
- j. The CLU does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- k. CLU shall not be used as proof of any title of the Land.
- l. The Change of Land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- m. The applicant shall follow the applicable Heritage Precinct and Heritage building rules while undertaking the development and the development shall be regulated and controlled to ensure that it does not spoil the grandeur of Heritage Precinct. The development of the building. Architectural and its facade should be in harmony with the Heritage Precinct and Heritage zones. Height of the proposed building may be restricted as per Heritage rules.
- n. The applicant has to fulfill any other conditions as may be imposed by the competent authority.
- o. Commercial use shall be considered on payment of 3 times of the Impact rate fee specified in G.O.Ms.No. 102, MA&UD Dept., Dated:03.07.2021.

SCHECULE OF BOUDARIES

- North:** Residential Buildings
- South:** 45 feet to 59 feet wide BT surface road (same road is proposed as 60 feet wide in the notified Master Plan)
- East:** 17 ft wide BT Surface road and existing residential buildings, on the main road commercial building
- West:** Existing 12 feet wide road.

ARVIND KUMAR,
Special Chief Secretary to Government.